



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 30, 2003**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CHIEF DEPUTY CITY CLERK BEVERLY K. BRIDGES and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:02)

**1-1**

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: JUNE 30, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action of a purchase agreement and authorizing staff to sell the home located at 8680 Azure Drive to Terry L. Parker for \$67,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$67,000 incoming funds

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:** Road Projects/R-O-W acquisition

**PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the land for road alignment usage. Staff was granted approval at Council 4/16/03 to sell this home. Terry L. Parker was the highest qualified buyer offering \$67,000. Mr. Parker holds title to vacant land on which to place the home & also has funds to purchase, dismantle & move the home using a licensed contractor. Any incoming funds (less closing costs) will be applied towards Road Projects/Rights-of-Way acquisition.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Purchase Agreement for 8680 Azure Drive

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this is the last house on the Durango "S Curve" in Ward 6. It was auctioned off for \$67,000. Staff recommends the City go forward with the sales contract for that amount.

REAL ESTATE COMMITTEE MEETING OF JUNE 30, 2003

Public Works

Item 1 - Discussion and possible action of a purchase agreement and authorizing staff to sell the home located at 8680 Azure Drive to Terry L. Parker for \$67,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition)  
- Ward 6 (Mack)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:02 – 3:03)

1-6

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: JUNE 30, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Bill of Sale from the City of Las Vegas to Terry L. Parker in conjunction with his purchase of a City-owned home located at 8680 Azure Drive - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the land for road alignment usage. Staff was granted approval at Council 4/16/03 to sell this home. Terry L. Parker was the highest qualified buyer offering \$67,000. Mr. Parker holds title to vacant land on which to place the home & has funds to purchase, dismantle & move the home using a licensed contractor. The incoming funds (less closing costs) from the sale of this guest home will be applied towards Road Projects/Rights-of-Way acquisition.

**RECOMMENDATION:**

Staff recommends approval for the Mayor to execute the Bill of Sale

**BACKUP DOCUMENTATION:**

Bill of Sale

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that this is the bill of sale related to Item 1, to be issued in lieu of a title and necessary to move the building off of the property. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF JUNE 30, 2003

Public Works

Item 2 - Discussion and possible action regarding a Bill of Sale from the City of Las Vegas to Terry L. Parker in conjunction with his purchase of a City-owned home located at 8680 Azure Drive - Ward 6 (Mack)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:03 – 3:04)

**1-40**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: JUNE 30, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to enter into negotiations with AT&T Wireless for the installation of wireless communications facilities located on Parcel Number 125-20-501-002 known as Mountain Ridge Park - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

As growth occurs in the valley, additional wireless communications facilities are required to continue to provide valley residents with communication services. The facilities consist of installation of new AT&T wireless equipment in a new 10'x20' compound with an 8' block wall, and installation of antennas at 70' on a new 80' ball field light.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that this request from AT&T seeks to negotiate for a large facility on an existing ballfield light pole. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF JUNE 30, 2003

Public Works

Item 3 - Discussion and possible action authorizing staff to enter into negotiations with AT&T Wireless for the installation of wireless communications facilities located on Parcel Number 125-20-501-002 known as Mountain Ridge Park - Ward 6 (Mack)

**MINUTES – Continued:**

COUNCILMAN WEEKLY confirmed that staff has discussed this item with COUNCILMAN MACK.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:04 – 3:05)

**1-59**

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 30, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for a water facilities easement to service a portion of Parcel Number 138-10-101-018 known as Buckskin Park - Ward 4 (Brown)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to the Las Vegas Valley Water District for construction of the water lines and appurtenance(s).

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights of Way

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a “DO PASS” recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, reported that this easement provides for a water meter at Buckskin Park. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:05 – 3:06)



**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: JUNE 30, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Memorandum of Understanding between the City of Las Vegas, Clark County, and the Clark County School District regarding the City's relinquishment of approximately 15 acres of Bureau of Land Management leased land known as a portion of Parcel Number 163-09-201-002 located in the vicinity of Eldora Avenue, Cimarron Road and Edna Avenue in favor of the Clark County School District for development as a future school site (\$15,000 incoming funds - Real Estate and Assets) - County (Near Wards 1 and 2)

**Fiscal Impact**☐**No Impact****Amount:** \$15,000 incoming funds☐**Budget Funds Available****Dept./Division:** Public Works☒**Augmentation Required****Funding Source:** Real Estate and Assets**PURPOSE/BACKGROUND:**

The key points of the Memorandum of Understanding (MOU) between the City, County and Clark County School District (CCSD) include the City's relinquishment of approximately 15 acres of Bureau of Land Management (BLM) leased land known as a portion of Parcel Number 163-09-201-002 in favor of CCSD for development as a school site, CCSD's relinquishment of BLM leased land on Parcel Number 163-09-601-001 in favor of County to develop as a future park site and County's payment of \$15,000 to the City for remedial maintenance and clean up of the leased site.

**RECOMMENDATION:**

Staff recommends approval and increase the above funding 2003-2004 budget by \$15,000.00.

**BACKUP DOCUMENTATION:**

Memorandum of Understanding

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JUNE 30, 2003

Public Works

Item 5 - Discussion and possible action regarding a Memorandum of Understanding between the City of Las Vegas, Clark County, and the Clark County School District regarding the City's relinquishment of approximately 15 acres of Bureau of Land Management leased land known as a portion of Parcel Number 163-09-201-002 located in the vicinity of Eldora Avenue, Cimarron Road and Edna Avenue in favor of the Clark County School District for development as a future school site (\$15,000 incoming funds - Real Estate and Assets) - County (Near Wards 1 and 2)

**MINUTES – Continued:**

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that this is a three-way agreement between Clark County, Clark County School District and the City. The Clark County School District currently has a ten-acre lease in that vicinity for a school. This agreement would transfer the land to Clark County for a park. The City would relinquish 15 acres of a 35-acre parcel to the Clark County School District to build the school. The agreement has been approved by the County and School District. Clark County will pay to the City a one-time fee of \$15,000 for cleanup of the property, as required by the Bureau of Land Management. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:06 – 3:08)

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: JUNE 30, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Operational and Services Provider Agreement between OB Sports Golf Management (AP), LLC, and Las Vegas Golf I, LLC, at Angel Park Golf Course, 100 South Rampart Boulevard, for management and oversight duties - Ward 2 (McDonald)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City has been notified that Pacific Life Insurance Company has taken ownership of the Leasehold Agreement through a foreclosure sale for the operation of Angel Park Golf Course. Through a letter dated June 23, 2003, Pacific Life has a wholly owned subsidiary company called Las Vegas Golf I, LLC, (LVGI). They are now requesting our approval of OB Sports Golf Management (AP), LLC; an experienced golf course operation, to assume the management and oversight responsibilities of the golf course.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Letter from Lionel Sawyer & Collins requesting City approval
2. Copy of Operational and Services Provider Agreement
3. Copy of Disclosure for OB Sports Golf Management (AP) LLC
4. Copy of Agreement and First Amendment with OB Sports F/B Management, LLC
5. Copy of Disclosure for O.B. Sports F/B Management, LLC
6. Letter from Lionel Sawyer & Collins designating key contact rep at Pacific Life/LVGI

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 6 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

REAL ESTATE COMMITTEE MEETING OF JUNE 30, 2003

Public Works

Item 6 - Discussion and possible action regarding an Operational and Services Provider Agreement between OB Sports Golf Management (AP), LLC, and Las Vegas Golf I, LLC, at Angel Park Golf Course, 100 South Rampart Boulevard, for management and oversight duties - Ward 2 (McDonald)

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that Angel Park was sold at a foreclosure/bankruptcy sale in January to Pacific Life, the financier of the previous note. Pacific Life established a subsidiary company called Las Vegas Golf LLC. That subsidiary's attorney requested that they be authorized to put in a new management company. OB Sports Golf previously managed the course for six years, but management changed to Heritage two years ago. Through this sale, the new owner wishes to reinstate OB Sports. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:09)

**1-170**

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: JUNE 30, 2003**

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

AL GALLEGO, citizen of Las Vegas, reminded the new Councilwoman that the meetings are rarely this quiet. He questioned what will happen to the light standards along the area of the freeway where the homes are being removed. Light standards are needed on Ninth Street, Bonanza Road and streets in that area. Perhaps they could be moved before the standards disappear. The construction company apparently believes those belong to them. It is unfortunate that some of those beautiful homes had to be demolished.

(3:09 - 3:10)

**1-216**

**THE MEETING ADJOURNED AT 3:10 P.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
July 1, 2003